



Kingston Hill
Kingston Upon Thames KT2 7PW

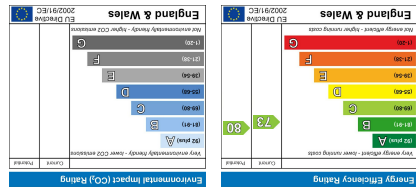
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

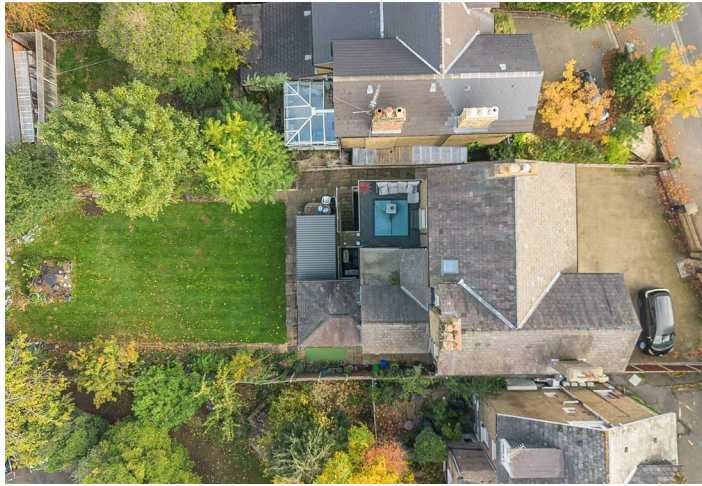
Redress: We hold independent redress with Property Redress



Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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Guide Price £2,500,000

- Double Fronted Detached Residence
- Accommodation Approaching 5000sqft
- Nine Bedrooms
- Eight Bathrooms
- Ample Off Street Parking
- Superb Rear Garden
- Gym
- Self Contained Two Bedroom Flat
- Extremely Sought After Location
- EPC Rating - C

Tenure: Freehold
Local Authority: Kingston upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

An impressive double fronted detached Victorian residence in one of Kingston's most prestigious residential settings, offering accommodation approaching 5,000sqft, elegant entertaining spaces and a private rear garden extending to almost 80ft x 57ft.

Set back behind wrought iron railings, this handsome home benefits from generous off-street parking and a garage. Arranged across four floors, it combines classic period proportions with contemporary interiors and versatile family accommodation.

The raised ground floor opens into an impressive central entrance hall with a guest cloakroom. A formal bay-fronted dining room provides an elegant entertaining space, while the generous reception room features an attractive fireplace and double doors onto the garden. A separate study is ideal for working from home.

The bespoke contemporary kitchen features extensive fitted cabinetry, stone work surfaces, integrated appliances and a central island with breakfast seating.

The lower ground floor offers a gym with shower room and cinema/media room, alongside a self-contained two-bedroom apartment with its own entrance, kitchen/living area and two en suite bathrooms. Well suited to extended family or guests, the apartment could also be incorporated into the main house.

On the first floor, the principal bedroom enjoys garden views and a contemporary en suite shower room. Four further bedrooms, one en suite, and a family shower room complete this level. The top floor provides two additional double bedrooms, a family bathroom and useful eaves storage.

A distinguished family home combining Victorian character, generous living spaces and exceptional flexibility in a highly desirable Kingston location.

Situation

Located in this enviable position, a short walk from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits. Kingston Hill is an extremely sought-after address, and the property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London and the M25. Additionally, Kingston town centre, with its array of shops, restaurants and riverside attractions is a short distance away. The standard of primary and secondary schools within Kingston is outstanding within both the private and state sectors.

